

Genna Singh

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**From:** John Willis  
**Sent:** Tuesday, August 25, 2015 3:00 PM  
**To:** Genna Singh  
**Subject:** FW: 450 N project rezoning

-----Original Message-----

From: Rachel [[mailto:flipflop\\_24@hotmail.com](mailto:flipflop_24@hotmail.com)]  
Sent: Tuesday, August 25, 2015 1:39 PM  
To: John Willis  
Subject: 450 N project rezoning

Hello John

I wanted to express my opinion that I am not okay with rezoning to apartment/duplex. I'd like it to stay zoned as single-family homes as it is already planned.

So many of the other apartments in the area park on the streets, because there's no parking in their area. I feel like this would be the same case, there would be too many people in a small area.

Case 2015-ZC-020

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Rachel

Genna Singh

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**From:** John Willis  
**Sent:** Tuesday, August 25, 2015 3:00 PM  
**To:** Genna Singh  
**Subject:** FW: Please no rezoning

-----Original Message-----

**From:** [quelgoodman@gmail.com](mailto:quelgoodman@gmail.com) [<mailto:quelgoodman@gmail.com>]  
**Sent:** Tuesday, August 25, 2015 1:48 PM  
**To:** John Willis  
**Subject:** Please no rezoning

I live at 2930 e 450 n #31

I just heard that they are trying to rezone my neighborhood and adding multifamily housing. Please don't do this. Please keep it to single family homes.

Raquel G.

Sent from my iPhone

City of Saint George  
175 East 200 North  
Saint George, Utah 84770

8/25/2015



Atten: John R. Willis Planning & Zoning Manager

Ref: Zone Changing

Mr. Willis, I received our written letter concerning the zone change from R-1-7 (Single Family) to PD-R (Planned Development Residential) to accommodate a Townhouse Development Project known as RESIDENCES AT FOUR FIFTY. A project consisting of twenty six (26) dwellings with 100 Units to be located on 450 North between 2480 East and 2860 East.

Sir, I bought my property based on zoning of a neighborhood which was a single family zoning. I was looking for a neighborhood that was a family oriented property owners like myself. A development of 100 unit project will only increase the neighborhood with a flow of traffic, in a now peaceful and quite neighborhood, which is a single family community.

I am concerned it will also create over crowding in our local schools which are at capacity of teaching our students efficiently. Taxes will go up if we need to build another school in the area. Property value will also be affected as well. This is not what single family home owners want in a peaceful safe neighborhood.

I plan on attending the Public Hearing on Thursday September 17, at 5:30 pm to state my objections to this project in our neighborhood. I hope others in my neighborhood will do the same.

Thank you for your attention in this matter as it will affect the future of our community and our way of peaceful living.

Sincerely

A handwritten signature in cursive script that reads "Leatrice Jones". The signature is written in dark ink and is positioned above the printed name.

Leatrice Jones  
359 North 2480 East  
Saint George, Utah 84790

**Genna Singh**

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**From:** John Willis  
**Sent:** Tuesday, August 25, 2015 12:32 PM  
**To:** Genna Singh  
**Subject:** FW: Rezoning issue at 450 North

-----Original Message-----

From: Russell [<mailto:srnk4@hotmail.com>]  
Sent: Tuesday, August 25, 2015 12:20 PM  
To: John Willis  
Subject: Rezoning issue at 450 North

Please do not rezone the area at 450 North and about 2900 East to 2450 East to multi family complexes. I live in the area on 2900 East and would prefer the area to stay zoned as single family dwellings.

Thank you,  
Nancy Wood

Sent from my iPhone

August 24, 2015

City of St. George

John R. Willis  
Planning & Zoning Manager

Re: Residences at Four Fifty

I am writing to ask that you do NOT recommend this Zoning Change.

I am a property owner in the affected area. I bought my home after careful research of many neighborhoods. I chose my home based on the zoning & Schools immediately in my area. I noted the empty lots were zoned for more single homes. In fact new single homes have recently been built on those empty lots (4) and one is in process of construction now.

My grandchildren attend Sandstone Elementary. With the multi-family units already in the area, the School seems to be at capacity. They already have Pod Classrooms taking up the playground space. Any more multi-family housing will create overcrowding and damage the children's opportunity to learn.

Please do not recommend this zoning change to the City Council.

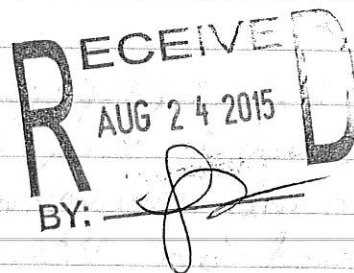
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Thank you for your time.

Sincerely

Melody Wittwer  
property owner at 360 N 2480 E  
St. George, UT



**Genna Singh**

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**From:** John Willis  
**Sent:** Monday, August 24, 2015 10:13 AM  
**To:** Genna Singh  
**Subject:** FW: Residences at Four Fifty

Will you please provide to PC?

Thanks,

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**From:** carolyn mcdonald [<mailto:carolyn8980@hotmail.com>]  
**Sent:** Monday, August 24, 2015 9:55 AM  
**To:** John Willis  
**Subject:** Residences at Four Fifty

It has come to our attention by one of our neighbors that there is a planned "zone change" from R-1-7 (Single Family 7,000 Square Feet min) to PD-R (Planned Development Residential) on 13.03 acres to accommodate 26 dwelling structures with 100 units at about 450 North between 2480 East and 2860 East.

We are concerned about this proposed zone change as we purchased a brand new home in Kenney Estates on 430 N, just off 2450 East. The proposed project case # 2015-ZC-0020 would be almost in our back yard.

Please take note that we are against this zone change! we purchased our home because it was in a RESIDENTIAL area. We have a quite beautiful neighborhood and wish it to remain that way.

A project of this size would increase traffic in this area dramatically, along with the number of people. This type of project should be built in the appropriate zone. There are already several such projects adjacent to the area and we don't feel that this is appropriate. It would greatly impact the neighborhood in a negative way. We all know that a project of this type would depreciate our residential, single family homes.

Surely the developer could find other properties that would accommodate his project for adequately without imposing a negative impact to the existing homes.

We live in a wonderful, quiet neighborhood and that is why we chose to live in this area of St. George.

Please give consideration to your existing residents that are very pleased with and enjoy the area that they have spent several thousands of dollars to purchase homes and for the privilege to live in this type of neighborhood. There is still building going on, and they are single family dwellings.

we do not want the value of our property to go down because of this type of project.



In essence, we don't want the increased traffic, which in St George is already a big concern, without adding it to the residential areas.

we are totally against this proposed Zone Change!

Respectfully

Mr. & Mrs. Jay McDonald  
2609 E 430 N  
St George UT 84790

435-899-9249

Genna Singh

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**From:** John Willis  
**Sent:** Tuesday, August 25, 2015 8:19 AM  
**To:** Genna Singh  
**Subject:** FW: Zone Change for "Residences at Four Fifty"

-----Original Message-----

From: Kate Snowden [<mailto:katieml89@aol.com>]  
Sent: Monday, August 24, 2015 7:50 PM  
To: John Willis  
Subject: Zone Change for "Residences at Four Fifty"

Dear Mr. Willis,

We were not happy to receive the notice in the mail of the request to change the zoning in our single family neighborhood, to zoning that would include town homes. We are homeowners (2686 E 400 N) and we love our neighborhood. We feel that those town homes would create overcrowding in our schools (Sandstone Elementary, in particular ) and would create unwelcome traffic. We have lots of small children in our neighborhood and any extra traffic would be a potential danger to them. Town homes are for a very transient crowd, which is not something we are happy about. We purchased our home back in 2012 and immediately fell in love with the area. We are also happy with the 5 new homes that have been built within the last year or so (4 of which are already occupied with single families) and love the growth it is bringing to the area. More single family homes are what this neighborhood needs. Not town homes. We purchased our home with the confidence that we wouldn't have to deal with an issue, such as this. Please take our opinions and concerns seriously.

Thank you for you time.

Kate and Brandon Snowden  
2686 E 400 N  
St. George, UT 84790

Sent from my iPhone

**Genna Singh**

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**From:** John Willis  
**Sent:** Tuesday, August 25, 2015 8:20 AM  
**To:** Genna Singh  
**Subject:** FW: Regarding Zoning near south point

-----Original Message-----

From: Bryan [<mailto:bryankwilson@yahoo.com>]  
Sent: Monday, August 24, 2015 6:14 PM  
To: John Willis  
Subject: Regarding Zoning near south point

John,

Case No. 2015-ZC-0020

I would like to let you know I am Against changing the zoning from single family homes to PD-R.

Case No. 2015-ZC-0020

Against multiple family project called "Residences at Four Fifty"

Keep the area a Single family zone.

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I currently live in a single family home.

Please do not zone differently.

I live in this area.

Thanks

Bryan Wilson  
St. George, UT  
(435) 668-2975

**Genna Singh**

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**From:** John Willis  
**Sent:** Tuesday, August 25, 2015 10:59 AM  
**To:** Genna Singh  
**Subject:** FW: The residences at four fifty

-----Original Message-----

From: Sarah Fortune [<mailto:sfortune17@gmail.com>]  
Sent: Tuesday, August 25, 2015 9:20 AM  
To: John Willis  
Subject: The residences at four fifty

St. George city council,

I live in the area of 450 N. Where "the residences of four fifty" a high density multi family dwelling is trying to be built by rezoning the area. I am not in favor of this development and want to keep the land zoned for single-family homes.

Thank you,  
Sarah Fortune

Sent from my iPhone

Genna Singh

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**From:** John Willis  
**Sent:** Tuesday, August 25, 2015 10:59 AM  
**To:** Genna Singh  
**Subject:** FW: 450 N rezoning

-----Original Message-----

From: Suzanne Reynolds [<mailto:suzreynolds2004@yahoo.com>]  
Sent: Tuesday, August 25, 2015 9:28 AM  
To: John Willis  
Subject: 450 N rezoning

My name is Suzanne Reynolds I live on 350 N in St. George 84790 area code. I do not support the rezoning of 450 N as apartments. We already have a high density of apartments in this area. As a parent I don't support more apartments because too many people are in and out so quickly. I worry about the caliber of people that come to our neighborhood. I worry about the safety of my children. I would rather this area be a single family dwelling zone so I can get to know the families for my kids sake. I also feel apartments bring down the value of our homes. Please do not bring more apartments to our neighborhood.

Sincerely,  
Suzanne Reynolds  
Sent from my iPhone

**Genna Singh**

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**From:** John Willis  
**Sent:** Tuesday, August 25, 2015 10:59 AM  
**To:** Genna Singh  
**Subject:** FW: Rezoning

-----Original Message-----

**From:** Katie [<mailto:kt.katydid@gmail.com>]  
**Sent:** Tuesday, August 25, 2015 9:31 AM  
**To:** John Willis  
**Subject:** Rezoning

John

We live just off of 350 North and it has been brought to our attention that the area of 450 north is being considered for rezoning for multi density family housing. I oppose this for many reason. We live in a neighborhood of single family homes that already has a high rate of multi density family housing. This causes many issues for those of us wanting to live in a neighborhood of stability. One of the main issues is the school boundary changes that happen every couple of years. Our neighborhood currently has students zoned for 4 different elementary schools and the boundaries in our neighborhood constant change. We would like some stability in our neighborhood. This may seem like a small issue to some but it is a huge concern to us and our children. We would like to see stability in our neighborhood and more high density family housing affects this effort greatly. Thank you for your consideration.

Katie Widdison  
Sent from my iPhone



Genna Singh

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**From:** John Willis  
**Sent:** Tuesday, August 25, 2015 10:59 AM  
**To:** Genna Singh  
**Subject:** FW:

-----Original Message-----

**From:** Clarisa [<mailto:cjkeehan@gmail.com>]  
**Sent:** Tuesday, August 25, 2015 9:33 AM  
**To:** John Willis  
**Subject:**

To whom it may concern,

Our family lives in a small little neighborhood near the 450 north street, we have lived there for almost 10 years. Our attention has been given to the recent building of multiple town homes and apartment dwellings, although growth is inevitable there are many other places these multiple apartment housing units could be placed. Our neighborhood has been asking repeatedly for a stoplight at the intersection of 450 n 3050 e without avail and we cannot have more traffic on that road. Please reconsider this zoning and keep it a single family zone.

Clarisa

Genna Singh

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**From:** John Willis  
**Sent:** Tuesday, August 25, 2015 10:59 AM  
**To:** Genna Singh  
**Subject:** FW:

**From:** Chantel Blackburn [<mailto:oils4unurbaby@gmail.com>]  
**Sent:** Tuesday, August 25, 2015 9:39 AM  
**To:** John Willis  
**Subject:**

Hi my name is chantel blackburn I live in the 450 area and do not want to be rezoned to multifamily dwellings keep it as single family. Thanks

**Genna Singh**

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**From:** John Willis  
**Sent:** Tuesday, August 25, 2015 10:59 AM  
**To:** Genna Singh  
**Subject:** FW: 450 north rezoning

-----Original Message-----

From: Cyndi M [<mailto:cbrichards@hotmail.com>]  
Sent: Tuesday, August 25, 2015 9:59 AM  
To: John Willis  
Subject: 450 north rezoning

To whom it may concern-

My family resides very close to the area on 450 north that is being considered for rezoning.

Although it would be amazing to have the roads completed in the area to relieve traffic coming from 3050 East, and, hopefully, result in a traffic light being installed on 3050 East and 450 North, I do NOT wish to see the zoning changes! Our area has a lot of unsupervised teens causing chaos and damage of personal property. We are finding ways around it, such as switching from personal mailboxes to neighborhood group boxes, or permanently affixing mailboxes to the curb to keep them from being knocked over or vandalized.

Adding yet another multi family development would only increase our issues and make our neighborhood less desirable and safe.

Please do not rezone 450 North from single family to multi family homes.

Thank you.

-Cyndi Morris

361 North 2900 East

St. George, UT 84790

Genna Singh

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**From:** John Willis  
**Sent:** Tuesday, August 25, 2015 11:00 AM  
**To:** Genna Singh  
**Subject:** FW: Rezoning 450 w.

-----Original Message-----

From: Michael Nessen [<mailto:male.nurze@gmail.com>]  
Sent: Tuesday, August 25, 2015 10:02 AM  
To: John Willis  
Subject: Rezoning 450 w.

Resident of 2765 E. 380 N. St George, Ut. I oppose the idea of multifamily homes. We are surrounded by low income modular homes, subsidized housing and a large new development of multifamily housing, however very new little single family dwellings. I don't know how much of an impact I have on rezoning but I wanted my opinion to be known.

Thank you,  
Michael Nessen

Sent from my iPhone

Genna Singh

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**From:** John Willis  
**Sent:** Tuesday, August 25, 2015 11:00 AM  
**To:** Genna Singh  
**Subject:** FW: Rezoning Opposition

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**From:** Harris, David [<mailto:harrisd@dixie.edu>]  
**Sent:** Tuesday, August 25, 2015 10:18 AM  
**To:** John Willis  
**Subject:** Rezoning Opposition

Dear John,

I am writing to express my desire to keep the area of 450 North and about 2800 East zoned as single family residential dwellings. I do this for a couple of reasons:

First, safety. As you know, 450 North does not currently run from east to west from the area considered to 2650 East. However, it will in the future. This will make this street a major thoroughfare for East-West traffic between St. George and Washington. The number of cars that move through that area will be immense. It would be unfortunate to concentrate a large number of people, especially children, who are more likely to be in smaller apartments, where such a safety hazard exists.

Second, the expectation from current residents. In speaking with my neighbors, we all purchased housing based on an expectation of the current zoning in the vacant areas. I fully recognize that development must happen. However, changing the zoning dramatically changes the nature of that development. We, as current residents, do not wish to impede development. We only wish to keep the expectation that we had when we purchased our homes.

Third, crime. As you are, most likely, aware, a large number of smaller apartments have been built in that area already. I have noticed a larger frequency of police calls, vandalism, and property damage since the building of those apartments. Again, I recognize that growth comes with challenges. However, when a larger number of people are concentrated in a specific area, the challenges increase dramatically.

In short, the proposed zoning change will affect current residents in a drastic and negative way. My wife and family, my neighbors, and I all oppose the change and ask that you not allow this to happen.

Thanks for your time.

David Harris

**Genna Singh**

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**From:** John Willis  
**Sent:** Tuesday, August 25, 2015 11:00 AM  
**To:** Genna Singh  
**Subject:** FW: Hello

-----Original Message-----

**From:** Nikki Kilfoyle [[mailto:nike\\_chick\\_ns@yahoo.com](mailto:nike_chick_ns@yahoo.com)]  
**Sent:** Tuesday, August 25, 2015 10:21 AM  
**To:** John Willis  
**Subject:** Hello

I live in the area of 450 No. and do not want to be rezoned to do high density multi family dwellings. Please keep it zoned as single-family homes.  
Thanks

Sent from my iPhone